



The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order

Invocation

Pledge of Allegiance

Quorum (100%)

Approval of Minutes for March 31, 2005

Deanne Hall moved to approve the minutes of March 31, 2005; Dean Thompson seconded the motion. Motion carried 5-0.

Reading of the Agenda

Approval of the Agenda

Tom Sprague moved to approve the agenda as presented. Motion seconded by Deanne Hall and carried 5-0.

Final Plat

Chairman Thigpen

Tom Sprague

Tony Atkins

Chairman Thigpen

Chairman Thigpen

Director Browning

Chairman Thigpen

Director Browning/Staff



1. **Woodlief II**, located at the end of Woods Drive, north of Hereford Farm Road and east of Brandywine Road, tax parcel 067 001, zoned R-1 (RCO) 37.58 acres, 58 lots. *Commission District 3*
Tony Atkins moved and the motion was seconded by Tom Sprague to approve the final plat of Woodlief II with the understanding that the road frontage of Lot 56 will be adjusted to 40 feet by adjusting the road frontage of the surrounding lots. Motion carried 4-1 (Dean Thomson against).
- Preliminary Plat Director Browning/Staff
2. **Ashbrooke II**, located on the north side of Chamblin Road, north of I-20, tax parcel 061 083A, zoned R-2 (RCO), 6.47 acres 25 lots *Commission District 3*.
3. **Ashbrooke III**, located on the north side of Chamblin Road, north of I-20, tax parcel 061 083A zoned R-2 (RCO) 6.43 acres 28 lots *Commission District 3*.
4. **Berkley Hills**, located on the east side of William Few Parkway, south of Washington Road and Knob Hill subdivision, tax parcel 060 011A, zoned R-2, 60.73 acres, 59 lots *Commission District 3*
5. **Highgrove at Williamsburg V**, located on the north side of Hardy McManus Road, tax parcel 065 009D, zoned R-2 (RCO), 30.3 acres, 78 lots *Commission District 3*



6. **Tudor Branch V**, located on the north side of Columbia Road, east of William Few Parkway, tax parcel 067 113, zoned PUD, 12.85 acres, 41 lots *Commission District 3*,
7. **Tudor Branch VI**, located on the north side of Columbia Road, east of William Few Parkway, tax parcel 067 113, zoned PUD, 23.72 acres, 44 lots *Commission District 3*
- Motion made by Dean Thompson and seconded by Tony Atkins to approve the preliminary plats of Ashbrooke II & III, Berkley Hills, Highgrove at Williamsburg V, and Tudor Branch V & VI to include all departmental comments. Motion carried 5-0.**
- Zoning Director Browning/Staff
8. **RZ 05-04-05**, request to rezone from R-1 (Single family residential) to C-2 (general commercial) tax parcel 027 A028, 1.40 acres located at 1938 Appling Harlem Road. *Commission District 4*
- Motion made by Tom Sprague and seconded by Ron Thigpen to disapprove RZ 05-04-05. Motion failed 2-3 (Dean Thompson, Deanne Hall and Tony Atkins against.)**
- Motion made by Dean Thompson and seconded by Deanne Hall to approve RZ 05-04-05, to include all departmental comments and to close the public hearing. Motion carried 3-2 (Ron Thigpen and Tom Sprague against).**
9. **RZ 05-04-06**, request for a conditional use for outdoor display in C-2 zoning, tax parcels 071A 044 and 071A 045, 1.7 acres located on Washington Road at the intersection of Cummings



Road. *Commission District 3*

Motion made by Deanne Hall and seconded by Dean Thompson to approve RZ 05-04-06 to include all departmental comments and to close the public hearing. Motion carried 5-0.

10. RZ 05-04-07, request to rezone from R-2 (single family residential) to C-2 (general commercial) tax parcel 079 117, 0.95 acres located at 4298 Owens Road. *Commission District 2*
Motion made by Tony Atkins and seconded by Dean Thompson to approve RZ 05-04-07 to include all departmental comments and to close the public hearing. Motion carried 5-0.
11. RZ 05-04-08, request to rezone from R-2 (single family residential) to P-1 (professional) tax parcel 073 D049, 0.54 acres located at 4440 Owens Road. *Commission District 2*
Motion made by Tom Sprague and seconded by Dean Thompson to disapprove RZ 05-04-08 and to close the public hearing. Motion carried 4-1 (Tony Atkins against).
12. RZ 05-04-09, request to rezone from R-A (residential agriculture) to S-1 (special district) for office, residence, and equipment storage on tax parcel 039 098, 2.05 acres located at 6197 Columbia Road. *Commission District 4*
Motion made by Deanne Hall and seconded by Dean Thompson to approve RZ 05-04-09



to include the requirement of a 20 foot buffer and appropriate screening and to close the public hearing. Motion carried 5-0.

13. RZ 05-04-10, request to rezone from R-1 (single family residential) to S-1 (special district) for a mortuary and funeral home on tax parcel 074 121, 1.36 acres located at 4485 Wrightsboro Road. *Commission District 4*

Motion made by Tom Sprague and seconded by Tony Atkins to approve RZ 05-04-10 to include all department comments and to close the public hearing. Motion carried 5-0.

14. ORD 05-03-02, Corridor Protection Overlay Text Amendment, revised text for clarification according to county attorney

Motion made by Ron Thigpen and seconded by Tony Atkins to table ORD 05-03-02. Motion carried 5-0.

Staff Comments

Director Browning/Staff

15. **Non-conforming residential uses in Industrial zones**
Provided for information and direction on how to proceed to bring these residential
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developments into zoning compliance. No action taken.

Public Comments

Chairman Thigpen

None

Adjourn

Chairman Thigpen

There being no further business, the meeting adjourned at 8:35 p.m.

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Ron Thigpen, Chairman
District 1 [Stephen Brown]	Tom Sprague, Vice Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall
District 4 [Lee Anderson]	Tony Atkins

